ATTACHMENT 8.3 SEPP 65 Compliance Table

Further to the above design quality principles, Clause 30(2) of SEPPP 65 also requires residential flat development to be designed in accordance with associated Apartment Design Guide (ADG). The following table outlines compliance with the ADG.

Provisions	Comment
PART 3 SITING THE DEVELOPMENT	
3A Site Analysis	
Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	**Complies** The proposed development is considered appropriate for its context. This is the first significant redevelopment of a site in the immediate locality and will set the tone for future development.
3B Orientation	
3B-1. Building types and layouts respond to the streetscape and site while optimising solar access within the development	**Complies** The building layout has been designed to address all three street frontages. The site's orientation allows the building to maximise the northern orientation. Overshadowing of neighbouring properties is minimised during mid winter
3B-2. Overshadowing of neighbouring properties is minimised during mid winter	
3C Public Domain Interface	
3C-1 Transition between private and public domain is achieved without compromising safety and security	**Complies** A transition between the private and public domain is achieved through the use of different paving styles. A low height rendered wall and glass balustrading also assists in delineating these spaces. Ground floor retail and commercial uses facilitate active frontages to both the street and laneway, and living areas. Living area balconies are orientated towards the public domain to ensure a safe and secure transition between the private and public domain.
3C-2 Amenity of the public domain is retained and enhanced	
3D Communal and public open space	
3D-1. An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping 1. Communal open space has a minimum area equal to 25% of the site 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	**Complies** The proposal incorporates a substantial area of communal open space, equivalent to 53.8% of the site area. This is distributed across the different levels of the development, is co-located with landscaping and comprises a mix of passive and active spaces. The distribution of communal open space on the various rooftops maximises opportunities for solar access. Communal open space is provided on Level 1, Level 2, Level 4, Level 9 and the rooftop. The multiple landscape elements provide various spaces for residents to relax or be active. BBQ
3D-2. Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	
3D-3. Communal open space is designed to	

<table>
<tr><td>maximise safety</td><td rowspan="2">areas, a swimming pool, communal garden beds, fixed seating and lounges are provided within the development.

The proposed areas of communal open space are accessible and visible from habitable rooms and private open space areas.

Public open space is not included as part of the proposed development.</td></tr>
<tr><td>3D-4. Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</td></tr>
<tr><td colspan="2">3E Deep soil zones</td></tr>
<tr><td>Site Area >1500m^2
Min. Dimensions 6m
Deep soil zone (% of site area) - 7%</td><td>Variation Requested - Considered acceptable
The proposal occupies 96 % of the total site area and does not provide deep soil zones. However, the proposal provides a generous provision of landscaped area of 487.69m^2.</td></tr>
<tr><td colspan="2">3F Visual Privacy</td></tr>
<tr><td>Requirement:
<table><tr><th>Building Height</th><th>Habitable Rooms and Balconies</th><th>Non Habitable Rooms</th></tr><tr><td>Up to 12m (4 Storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 25m (5-8 Storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>Over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table></td><td>Provided:
<table><tr><th>Building Height</th><th>Habitable Rooms and Balconies</th></tr><tr><td>Up to 12m (4 Storeys)</td><td>6m</td></tr><tr><td>Up to 25m (5-8 Storeys)</td><td>13.5m</td></tr><tr><td>Over 25m (9+ storeys)</td><td>13.5m</td></tr></table></td></tr>
<tr><td colspan="2">3G Pedestrian access and entries</td></tr>
<tr><td>3G-1. Building entries and pedestrian access connects to and addresses the public domain</td><td rowspan="3">Complies
Building access areas, entries and pathways are clearly visible from the public domain. The entrance to the residential foyer is easily identifiable and distinguishable from the commercial component.

A through site connection is not identified in the LDCP 2008 as being required on this site.</td></tr>
<tr><td>3G-2. Access, entries and pathways are accessible and easy to identify</td></tr>
<tr><td>3G-3. Large sites provide pedestrian links for access to streets and connection to destinations</td></tr>
<tr><td colspan="2">3H Vehicle Access</td></tr>
<tr><td>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</td><td>Complies
The proposal provides vehicle access via Norfolk Serviceway, which is identified as the preferred access point in LDCP 2008 allowing for an uninterrupted frontage to Macquarie Street and Castlereagh Street.</td></tr>
<tr><td colspan="2">3J Bicycle and Car Parking</td></tr>
<tr><td>3J-1.Minimum car parking requirement for residents and visitors to comply with Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.</td><td rowspan="2">Complies
Car parking has been provided as per the requirements of the LDCP 2008.

Dedicated undercover bike storage and 15 motorcycle spaces are provided on the lower basement levels.</td></tr>
<tr><td>3J-2.Parking and facilities are provided for other modes of transport</td></tr>
</table>

3J-3. Car park design and access is safe and secure	Access to the car parking within the basement levels will require swipe card access and motion sensor lights will be installed. The vehicle access point has been integrated into the building design and the underground car park is not visible from the public domain. No on-grade car parking is proposed. The loading dock has been co-located adjacent the vehicle entrance and is provided from Norfolk Serviceway
3J-4. Visual and environmental impacts of underground car parking are minimised	
3J-5. Visual and environmental impacts of on-grade car parking are minimised	
3.J-6 Visual and environmental impacts of above ground enclosed car parking are minimised	
PART 4 DESIGNING THE BUILDING	
4A Solar and Daylight Access	
1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter. 3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	**Complies** A total of 76% (127 of 168) apartments achieve a minimum of two hour solar access. A maximum of 14% (23 of 168) apartments receive no solar access on June 21 between 9am and 3pm.
4A-2 Daylight access is maximised where sunlight is limited	**Complies** The site provides optimum solar access to apartments given the orientation of the site and its proximity to three street frontages. The BASIX Certificate for the proposed development identifies that it achieves the required thermal comfort levels. Proposed materials and finishes incorporate shading and glare control measures including external louvres and awnings.
Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months	
4B Natural Ventilation	
4B-1 All habitable rooms are naturally ventilated to create healthy indoor living environments. 1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed. 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	**Complies** The site analysis contained within the architectural plans illustrates that prevailing winds originate from the north east. All habitable rooms have access to natural ventilation. Natural ventilation is maximised through a design that encourages corner units and cross-through apartments A total of 64% (63 of 98) apartments within the first nine levels achieve natural cross ventilation. No cross-through apartments exceed a depth of 16m, when measured glass line to glass line.
4B-2 The layout and design of single aspect apartments maximises natural ventilation	
4B-3 The number of apartments	

<table>
<tr><td>with natural cross ventilation is maximised</td><td></td></tr>
<tr><td colspan="2">4C Ceiling Heights</td></tr>
<tr><td>4B-1 Ceiling height achieves sufficient natural ventilation and daylight access.</td><td rowspan="3">Complies
The site analysis contained within the architectural plans illustrates that prevailing winds originate from the north east. All habitable rooms have access to natural ventilation.

Natural ventilation is maximised through a design that encourages corner units and cross-through apartments.

A total of 64% (63 of 98) apartments within the first nine levels achieve natural cross ventilation.

No cross-through apartments exceed a depth of 16m, when measured glass line to glass line.</td></tr>
<tr><td>4B-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.</td></tr>
<tr><td>4B-3 Ceiling heights contribute to the flexibility of building use over the life of the building.

1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.

2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.</td></tr>
<tr><td>4C-1 Ceiling height achieves sufficient natural ventilation and daylight access. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:

Minimum ceiling height for apartment and mixed use buildings
Habitable Rooms 2.7m
Non-Habitable 2.4m
If located in mixed use areas 3.3m for ground and first floor</td><td>Variation - Considered acceptable.
The proposed floor to ceiling heights are:
• Ground: 3.6m
• Level 1: 2.7m
• Typical residential levels: 2.7m
Given the extent of commercial uses proposed, it is considered unnecessary to require Level 1 to be provided with floor to ceiling heights of 3.3m, particularly as it is highly unlikely that Level 1 would be converted to commercial uses following strata titling of the building</td></tr>
<tr><td>4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.</td><td>All residential apartments have a minimum ceiling height of 2.7m in habitable rooms and apartment layouts have been designed to provide spacious, well-proportioned rooms.</td></tr>
<tr><td>4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building</td><td>The floor to ceiling heights at the ground level vary and are generous. The floor to ceiling heights of Level 1 and above is consistent with the residential use. Given the number of residential apartments on each level, following strata subdivision it is unlikely that these would be converted to commercial uses in future.</td></tr>
<tr><td colspan="2">4D Apartment Size and Layout</td></tr>
<tr><td>4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</td><td>Complies</td></tr>
</table>

1. Apartments are required to have the following minimum internal areas: • Studio 35m2 • 1 bedroom 50m2 • 2 bedroom 70m2 • 3 bedroom 90m2 • The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each. 2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	As per the schedule in the Architectural Drawings, all apartments complying with the minimum internal areas. All habitable rooms have a window to an external wall with a total minimum glass area greater than 10% of the floor area of the room.
4D-2 Environmental performance of the apartment is maximised. 1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height Based on ceiling heights of 2.7m, habitable room depths are required to be limited to 6.75m. 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	**Complies** 1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height. Based on ceiling heights of 2.7m, habitable room depths are required to be limited to 6.75m.The scheme complies with this requirement, noting that the proposal incorporates open plan layouts. 2. No open plan layout has a habitable room depth more than 8m from a window.
4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs 1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space) 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) 3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	**Complies** All master bedrooms and other bedrooms achieve the required areas. All bedrooms achieve the minimum dimension All apartments achieve the minimum dimension requirements to living/dining rooms. Cross through apartments are 5.4m and 8.2m in width.
4E Private Open Space and Balconies	

4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity 1. All apartments are required to have primary balconies as follows: Dwelling type Minimum Area Minimum Depth Studio 4m2 1 bedroom 8m2 2m 2 bedroom 10m2 2m 3+ bedroom 12m2 2.4m 2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m.	**Complies** All apartments comply with or exceed the minimum numeric requirements, with many apartments exceeding the minimum. The following units are identified as meeting this criteria: • Unit 104: 50.83 • Unit 109: 44.44sqm • Unit 604: 32.3sqm • Unit 605: 50.07sqm • Unit 606: 20.16sqm • Unit 607: 53.88sqm • Unit 608: 29.8sqm
4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents **4E-3** Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building **4E-4** Private open space and balcony design maximises safety	**Complies** Private open space is directly accessible from the living area of each dwelling and can be used in conjunction with these. The balconies are integrated into the overall design development and form part of the detail of the building All balconies comprise balustrades of 1.4m in height to ensure safety is maintained
4F Common circulation and spaces	
4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments. 1. The maximum number of apartments off a circulation core on a single level is eight. 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	**Variation proposed - Considered acceptable** A central circulation core is proposed, with each level comprising a lift lobby. The proposed development provides amenity to the common circulation spaces through the provision of breezeways which offer direct access to natural lift and ventilation. **Levels 1-10** A total of 10 to 12 apartments per floor are proposed. Whilst this represents a variation to the numeric design criteria, these are distantly separated into two distinct zones. **Levels 11-22:** A maximum of 5 apartments per floor is proposed. A total of three central lifts are proposed to serve 168 apartments. Based on total of 168 apartments, the ADG requires the provision of five lifts. This requirement is considered

	excessive, particularly for a development of this size.
4F-2 Common circulation spaces promote safety and provide for social interaction between residents	The proposal incorporates a foyer common to both buildings on the ground floor. This provides opportunities for residents to interact.
4G Storage	
4G-1 Adequate, well designed storage is provided in each apartment. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: **Dwelling Type** **Storage volume** Studio 4m3 1 bedroom 6m3 2 bedroom 8m3 3+ bedroom 10m3 At least 50% of the required storage is to be located within the apartment	**Complies** The proposal provides for storage within each apartment, or the basement levels. These areas comply with the minimum volume specified in the ADG.
4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments	**Complies** Storage is provided within each apartment. In some instances, storage is provided within the basement.
4H Acoustic Privacy	
4H-1 Noise transfer is minimised through the siting of buildings and building layout	**Complies** Noise transfer has been minimised by setting the living areas and bedrooms back from the balconies.
4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments	The apartments have been configured so that quiet spaces (e.g. bedrooms) are co-located.
4J Noise Pollution	
4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	**Complies** An acoustic report has been provided to demonstrate the proposed apartments will not be adversely affected by road noise from Macquarie Street.
4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	
4K Apartment Mix	
4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future.	**Complies** The development the following unit mix: • One bedroom: 26% (43). • Two bedroom: 68% (115). • Three Bedroom: 6% (10). Having regard to the sites location in the Liverpool City Centre, the proposal provides a generous provision of one bedroom units. This distribution promotes housing supply
4K-2 The apartment mix is distributed to suitable locations within the building	

	and encourages increased residential densities in the Liverpool City Centre.
4L Ground Floor Apartments	
4L-1 Street frontage activity is maximised where ground floor apartments are located	**Complies** No ground floor apartments are proposed
4L-2 Design of ground floor apartments delivers amenity and safety for residents	
4M Facades	
4M-1 Building facades provide visual interest along the street while respecting the character of the local area	**Complies** Building façades are articulated and modulated through the use of balconies, varying windows, vertical louvres, awnings and recessed elements. Ground floor building entries and uses are clearly defined and articulated by the façade.
4M-2 Building functions are expressed by the facade	
4N Roof Design	
4N-1 Roof treatments are integrated into the building design and positively respond to the street	**Complies** As demonstrated in the elevation drawings and photomontage a flat roof treatment is proposed, which assists in mitigating building bulk and overshadowing The proposal maximises the use of rooftop open space, providing a wide range of activities including communal vegetable gardens. The proposal complies with requirements of BASIX and will include the required thermal insulation techniques.
4N-2 Opportunities to use roof space for residential accommodation and open space are maximised.	
4N-3 Roof design incorporates sustainability features	
4O Landscape Design	
4O-1 Landscape design is viable and sustainable	The landscape plan incorporates sustainable environmental design and landscaping to the site. The landscape design maximises the use of drought tolerant species.
4P Planting on Structures	
4P-1 Appropriate soil profiles are provided	**Complies** As demonstrated in the Landscape Plan the species selected are appropriate for the soil depths and volumes.
4P-2 Plant growth is optimised with appropriate selection and maintenance	
4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	
4R Adaptive Reuse	
4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	**Not Applicable** The development does not proposed new additions or adaptations to an existing building.

4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse	
4S Mixed Use	
4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	**Complies** The site is considered suitable for the proposed mixed use development due to its prominent location and close proximity to public transport. The proposed development aims to positively contribute to the public domain by providing active commercial tenancies on the ground level. Residential entries and circulation areas are clearly defined and directly accessible from the street. Residential apartments have been integrated into the development and have been designed to comply with CPTED principles.
4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	
4Q Universal Design	
4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members	**Complies** A total of 17 apartments, which equates to 10% are capable of adaptation. This complies with the LDCP 2008 requirement to provide adaptable units. All apartments are generously sized to maximise amenity and allow future flexibility for reconfiguration or adaptability.
4Q-2 A variety of apartments with adaptable designs are provided	
4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	
4U Energy Efficiency	
4U-1 Development incorporates passive environmental design	**Complies** The BASIX Certificate provided with the application identifies that the proposed development achieves the required levels of thermal comfort for a development of this scale. The proposed development satisfies the natural ventilation design criteria requirements
4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	
4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	
4V Water Management and Conservation	
4V-1 Potable water use is minimised	**Complies** Portable water use will be minimised where possible. The BASIX Certificate identifies that the proposed development achieves compliance with water efficiency requirements. Stormwater will be treated on site, prior to being discharged into Council's stormwater system. The site is not identified as flood prone.
4V-2 Urban stormwater is treated on site before being discharged to receiving waters	
4V-3 Flood management systems are integrated into site design	
4W Waste Management	
4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building	**Complies** The residential and commercial waste

entry and amenity of residents.	facilities are incorporated into the design of development and are not visible from the public domain. A separate residential waste room is provided on the ground floor. In addition a garbage chute is provided to all residential levels, which allows for easy transportation of the general waste.
4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	
4X Building Maintenance	
4X-1 Building design detail provides protection from weathering	**Complies** Building has been designed and will be detailed in a manner to provide protection from weathering. Systems and access enable ease of maintenance All plant equipment is accessible, being located in the basement. Individual meters are provided on each level, which are readily accessible. Finishes selected on the basis of reducing maintenance costs.
4X-2 Systems and access enable ease of maintenance	
4X-3 Material selection reduces ongoing maintenance costs	